



REZONING APPLICATION ANALYSIS

ZONING CASE #: Z2017-04

LEGISTAR: 20161212

LANDOWNERS: Theron Welch
290 Stewart Ave
Marietta, GA 30064

APPLICANT: Cy Hedrick
293 Atwood Dr
Marietta, GA 30064

AGENT: N/A

PROPERTY ADDRESS: 290 Stewart Avenue

PARCEL DESCRIPTION: A portion of 290 Stewart Avenue (16114800150)

AREA: 0.05 acres **COUNCIL WARD:** 4A

EXISTING ZONING: R-3 (Single Family Residential – 3units/acre)

REQUEST: R-2 (Single Family Residential – 2units/acre)

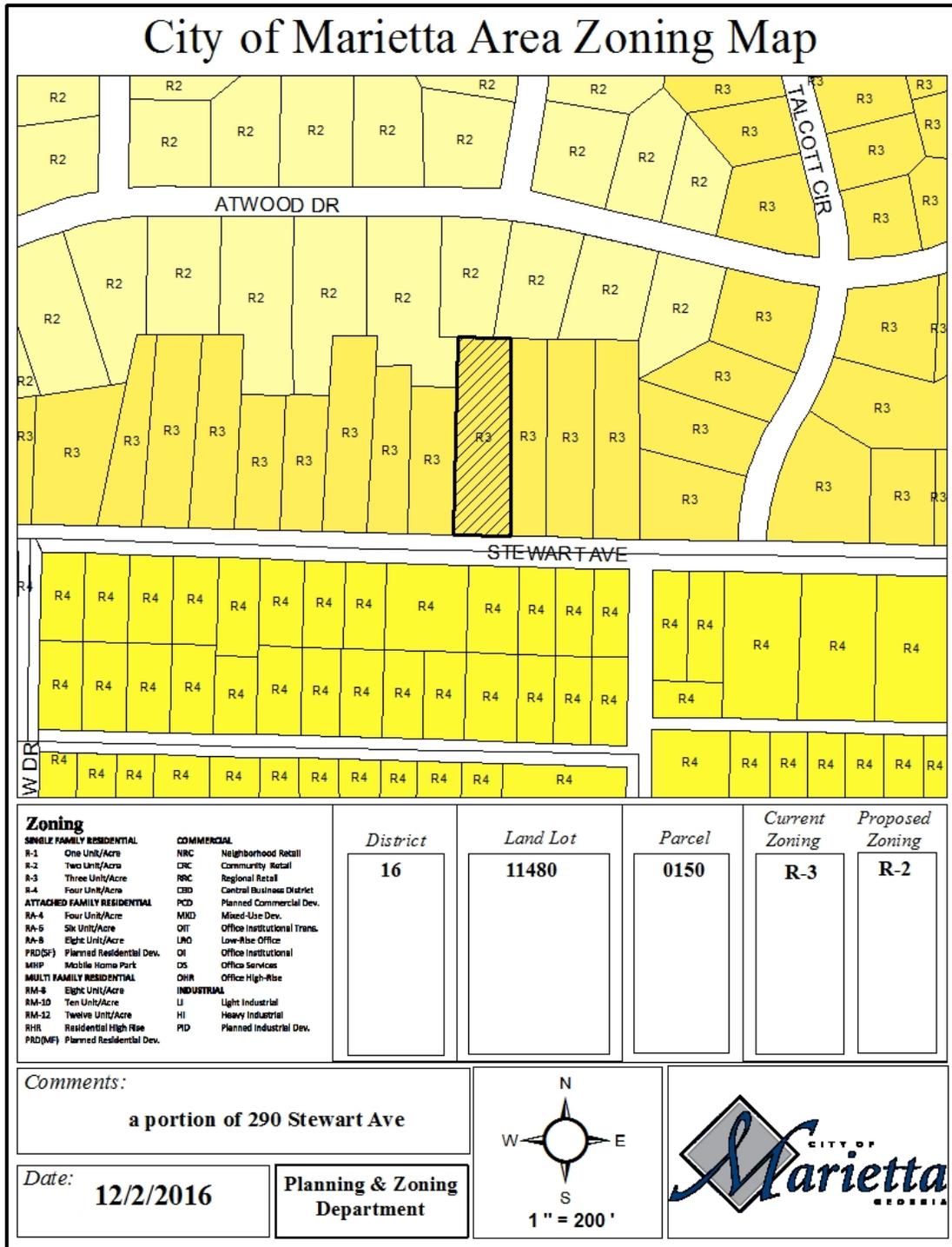
FUTURE LAND USE: LDR (Low Density Residential)

REASON FOR REQUEST: The applicant is requesting the rezoning of 0.05 acres, currently located in the rear of 290 Stewart Avenue, so it may be sold and combined with 293 Atwood Drive.

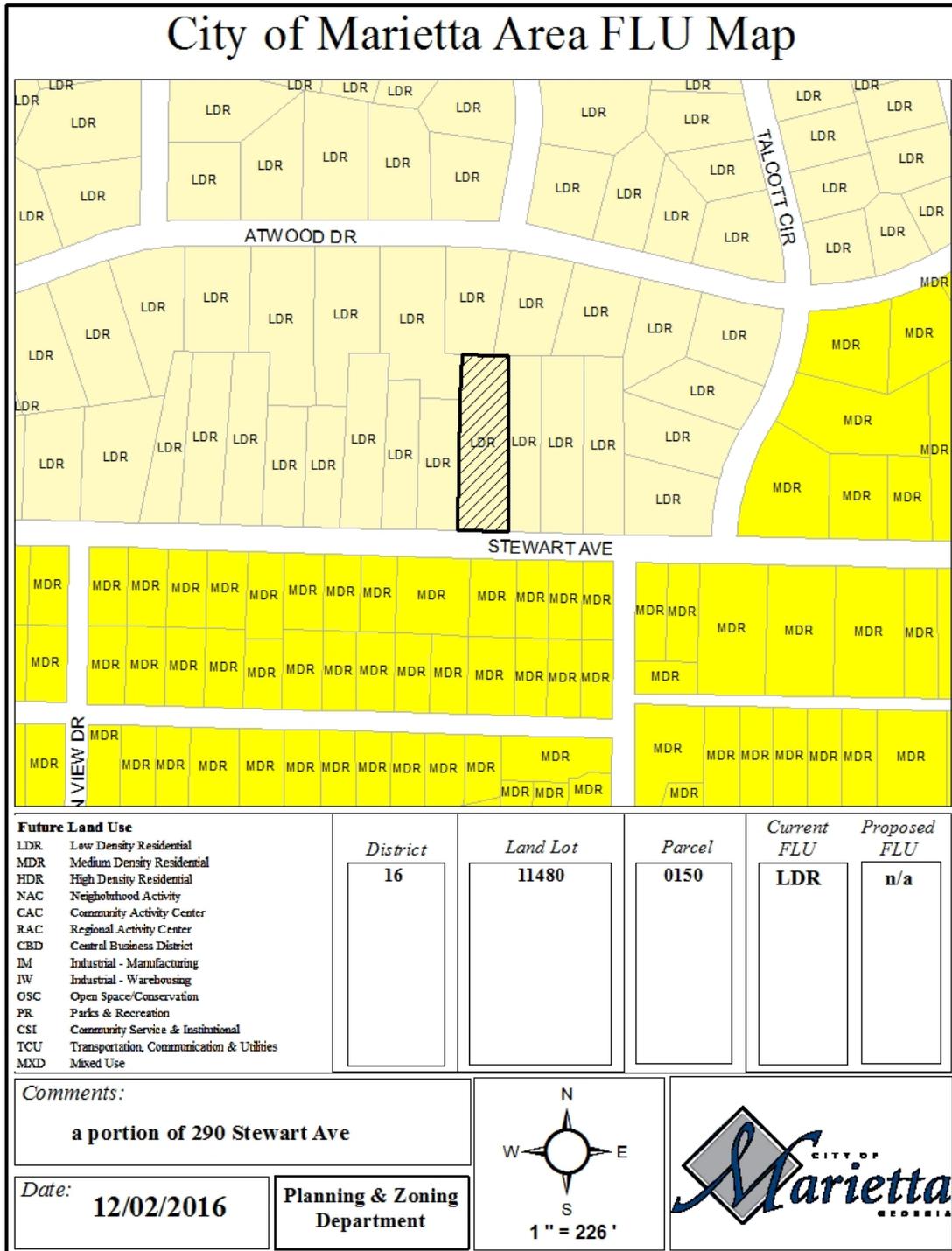
PLANNING COMMISSION HEARING: Tuesday, January 3, 2017 – 6:00 p.m.

CITY COUNCIL HEARING: Wednesday, January 11, 2017 – 7:00 p.m.

MAP



FLU MAP



PICTURES OF PROPERTY



293 Atwood Drive



290 Stewart Avenue

STAFF ANALYSIS

Location Compatibility

The applicant, Cy Hedrick, is requesting the rezoning of 0.05 acres in located in the rear yard of 290 Stewart Avenue. The subject area is currently zoned R-3 (Single Family Residential – 3 units/acre). Mr. Hedrick, owner of 293 Atwood Drive, located directly to the north and zoned R-2 (Single Family Residential – 2 units/acre), wishes to buy this small piece of land so it can be combined with his property. The additional depth would allow Mr. Hedrick more flexibility to locate a new accessory garden shed in the rear of his property.

Use Potential and Impacts

Mr. Hedrick wishes to obtain 0.05 acres from the owner of 290 Stewart Avenue, Theron Welch, so it can be combined with his property immediately to the north (293 Atwood Drive). The Marietta Zoning Ordinance does not allow properties with different zoning classifications to be combined. Because Mr. Welch's property is zoned R-3 and Mr. Hedrick's is zoned R-2, the zoning of this small piece of land must first be rezoned to match Mr. Hedrick's. The swapping of this land from one neighbor to the other will not impose any negative effects on the neighboring properties or community, as it is not enough acreage to allow an additional unit.

The future land use classification for this property and all adjacent properties is LDR (Low Density Residential), which is appropriate for single family detached homes developed at a density up to three (3) units per acre. Both the R-2 and R-3 zoning districts are compatible with a future land use of LDR. As a result, this request aligns with the City's Comprehensive Plan for the area.

Environmental Impacts

There is no indication of any wetlands, streams, or endangered species existing on the property.

Economic Functionality

The subject property is currently functioning as part of the backyard of the home at 290 Stewart Avenue. Rezoning the property so it can function as the backyard of 293 Atwood Drive does not impact the property's value. It is currently, and will remain, functional as zoned.



STAFF ANALYSIS CONTINUED

Infrastructure

The property will continue utilizing the water, sewer, sanitation, and electric services provided by the City. There will be minimal impact to the traffic and transportation. No additional students are expected from this rezoning.

History of Property

There is no record of any past variance, Special Land Use Permit, or rezoning requests for this property.

ANALYSIS & CONCLUSION

Cy Hedrick is requesting the rezoning of 0.05 acres in located in the rear yard of 290 Stewart Avenue. The subject area is currently zoned R-3. Mr. Hedrick, owner of 293 Atwood Drive, located directly to the north and zoned R-2, wishes to buy this small piece of land so it can be combined with his property. The additional depth would allow Mr. Hedrick more flexibility to locate a new accessory garden shed in the rear of his property.

Mr. Hedrick wishes to obtain 0.05 acres from the owner of 290 Stewart Avenue, Theron Welch, so it can be combined with his property immediately to the north (293 Atwood Drive). The Marietta Zoning Ordinance does not allow properties with different zoning classifications to be combined. Because Mr. Welch's property is zoned R-3 and Mr. Hedrick's is zoned R-2, the zoning of this small piece of land must first be rezoned to match Mr. Hedrick's. The swapping of this land from one neighbor to the other will not impose any negative effects on the neighboring properties or community, as it is not enough acreage to allow an additional unit.

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Prepared by: Shelly Price

Approved by: Rusty Rott



DATA APPENDIX

CITY OF MARIETTA - WATER

Is there a water line adjacent to the property?	Yes
If not, how far is the closest water line?	_____
Size of water line?	6 inch
Capacity of water line?	Fire flow test may be required
Approximate water usage by proposed use?	Not provided

CITY OF MARIETTA - SEWER

Is a sewer line adjacent to the property?	Yes
If not, how far is the closest sewer line?	_____
Size of sewer line?	6 inch
Capacity of the sewer line	A.D.F.
Peak	_____
Estimated waste generated by proposed development?	Not provided
Treatment Plant Name?	N/A
Treatment Plant Capacity?	N/A



DATA APPENDIX CONTINUED

DRAINAGE AND ENVIRONMENTAL CONCERNS

Does flood plain exist on the property:	NO
What percentage of the property is in the flood plain?	N/A
What is the drainage basin for the property?	WARD CREEK
Is there potential for the presence of wetlands as determined by the U.S. Environmental Protection Agency?	No
If so, is the use compatible with the possible presence of wetlands?	N/A
Do stream bank buffers exist on the parcel?	NO
Are there other topographical concerns on the parcel?	NO
Are there storm water issues related to the application?	NO
Potential presence of endangered species in the area?	NO

TRANSPORTATION

What is the road effected by the proposed change?	STEWART AVE; ATWOOD DR
What is the classification of the road?	LOCAL; LOCAL
What is the traffic count for the road?	N/A
Estimated # of trips generated by the proposed development?	N/A
Estimated # of pass-by cars entering proposed development?	N/A
Do sidewalks exist in the area?	NO
Transportation improvements in the area?	NO
If yes, what are they?	N/A



DATA APPENDIX CONTINUED

EMERGENCY SERVICES

Nearest city or county fire station from the development?	51
Distance of the nearest station?	1.1 mi
Most likely station for 1 st response?	51
Service burdens at the nearest city fire station (under, at, or above capacity)?	none

Proposed new buildings must comply with the Marietta Fire Sprinkler Ordinance

Owner will have to request exemption from the Marietta Fire Sprinkler Ordinance by providing the proposed building's square feet and statement of exclusive storage use.

MARIETTA POWER - ELECTRICAL

Does Marietta Power serve this site? Yes X No

If not, can this site be served? Yes No

What special conditions would be involved in serving this site?

Additional comments:

APPLICATION FOR REZONING

(OWNER/APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT ALL PUBLIC HEARINGS)

For Office Use Only:

Application #: 22017-04 Legistar #: _____ PZ #: 16-624
 Planning Commission Hearing: _____ City Council Hearing: _____

Owner's Name Theron Welch Email Address: TheronW@GMAIL.COM

Mailing Address 290 Stewart Ave Zip Code: 30064 Telephone Number 678-427-6910

COMPLETE ONLY IF APPLICANT IS NOT OWNER:

Applicant: Cy Hedrick
 Mailing Address 293 Atwood Drive Marietta GA Zip Code: 30064
 Telephone Number 404-281-1831 Email Address: C.HEDRICK@WHITEHAWKENC.COM

Address of property to be rezoned: 290 Stewart Avenue Marietta 30064
 Land Lot (s) 11480 District 16 Parcel 0150 Acreage X Ward 4A Future Land Use: LDR
 Present Zoning Classification: R3 Proposed Zoning Classification: R2 ^{.732}

REQUIRED INFORMATION

Applicant must submit the following information by 4:00 p.m. on or before the application deadline. Failure to submit any item, or any additional information that might be requested, on or before the deadline will result in the application being held until the next scheduled meeting of the Planning Commission.

1. The original application must be submitted with ALL ORIGINAL SIGNATURES - Copies of the application or signature(s) will NOT be accepted. ALL rezoning submittals must include proposed plans, supplementary material, etc. in Adobe Acrobat on computer disk.
2. Legal Description. Legal description must be in a WORD DOCUMENT.
3. Application fee (\$500)
4. Copy of the deed that reflects the current owner(s) of the property.
5. Copy of current tax bill showing payment or a certification from the City of Marietta Tax Office stating that taxes have been paid.
6. Site plan, plat or survey prepared by an architect, engineer (P.E. or Civil Engineer), Landscape Architect or Land Surveyor whose state registration is current and valid, and whose seal shall be affixed to the site plan/plat/survey. **Copies Required: One (1) - (8 1/2" x 11") -or- (11" x 17") drawn to scale.** Optional Additional Plat size: (24"x 36"). If providing (24"x 36") then 5 copies REQUIRED.

The following information must be included:

- Specific use or uses proposed for the site
 - Acreage, bearing and distances, other dimensions, and location of the tract(s)
 - Locations, sizes and setbacks of proposed structures, including the number of stories and total floor area
 - Detention/retention areas, and utility easements
 - Public or private street(s) - right of way and roadway widths, approximate grades
 - Location and size of parking area with proposed ingress and egress
 - Specific types and dimensions of protective measures, such as buffers
 - Landscaping
 - Wetlands, stream buffers, and 100 year floodplain
7. A detailed written description of the proposed development/project must be submitted with the application.

TO: Marietta Daily Journal

FROM: City of Marietta

RUN AD DATE: December 16, 2016

**CITY OF MARIETTA
PUBLIC NOTICE OF REZONINGS, SPECIAL LAND USE PERMIT and CODE AMENDMENT**

The City of Marietta hereby gives notice that a public hearing will be held on the following by the Planning Commission on **Tuesday, January 3, 2017, 6:00 P.M.**, City Hall, for a recommendation to the City Council at their meeting on **Wednesday, January 11, 2017, 7:00 p.m.**, City Hall, for a final decision to be made.

Z2017-04 [REZONING] THERON WELCH (CY HEDRICK) is requesting the rezoning of approximately 0.05 acres located in Land Lot 1148, District 16, Parcel 0150, 2nd Section, Marietta, Cobb County, Georgia, and being known as a portion of 290 Stewart Avenue from R-3 (Single Family Residential – 3 units/acre) to R-2 (Single Family Residential – 2 units/acre). Ward 4A.

A description and plat of the property sought for the rezoning and future land use assignment are on file in the Planning and Zoning Office, City Hall, and is available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative thereto.

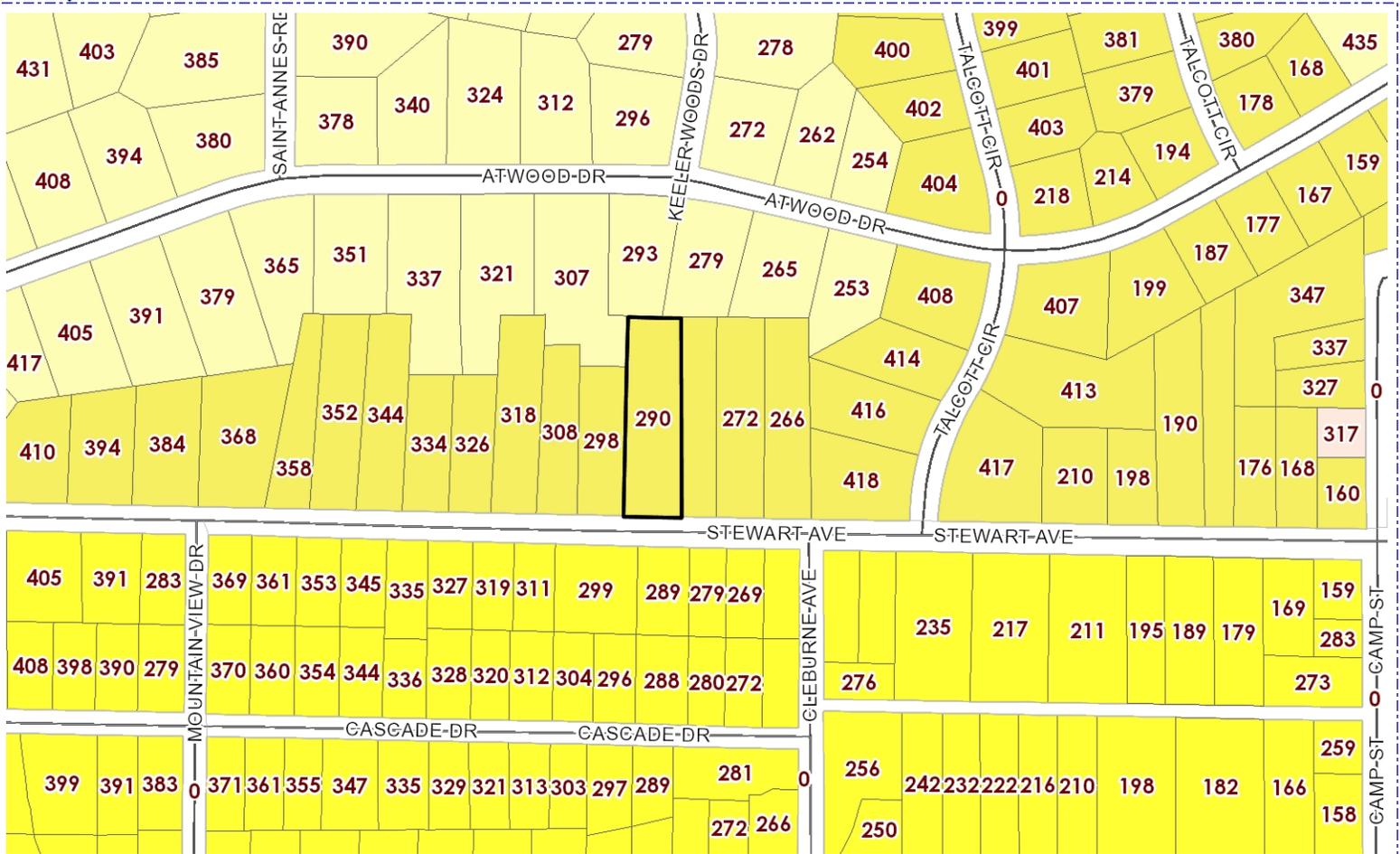
For additional information please call the Planning and Zoning Office (770) 794-5669.

Accessibility to Meetings: If you believe you may need the City/BLW to provide special accommodations in order to attend/or participate in any of the above meetings, please call Mr. Patrick Henley, ADA Coordinator, at 770-794-5558 (voice) or 770-794-5560 (TDD) no later than 48 hours before the date of the above meeting.

City of Marietta
205 Lawrence Street
Marietta, Georgia 30060



Rezoning



Address	Parcel Number	Acreage	Ward	Zoning	FLU
290 STEWART AVE	16114800150	0.732	4A	R3	LDR

Property Owner:	Theron Welch	Zoning Symbols
Applicant:	Cy Hedrick	
Proposed Zoning:	R2	
Agent:		
Proposed Use:		
Planning Commission Date:	01/03/2017	
City Council Hearing Date:	01/11/2017	Case Number: Z2017-04
City of Marietta Planning & Zoning		



Future Land Use

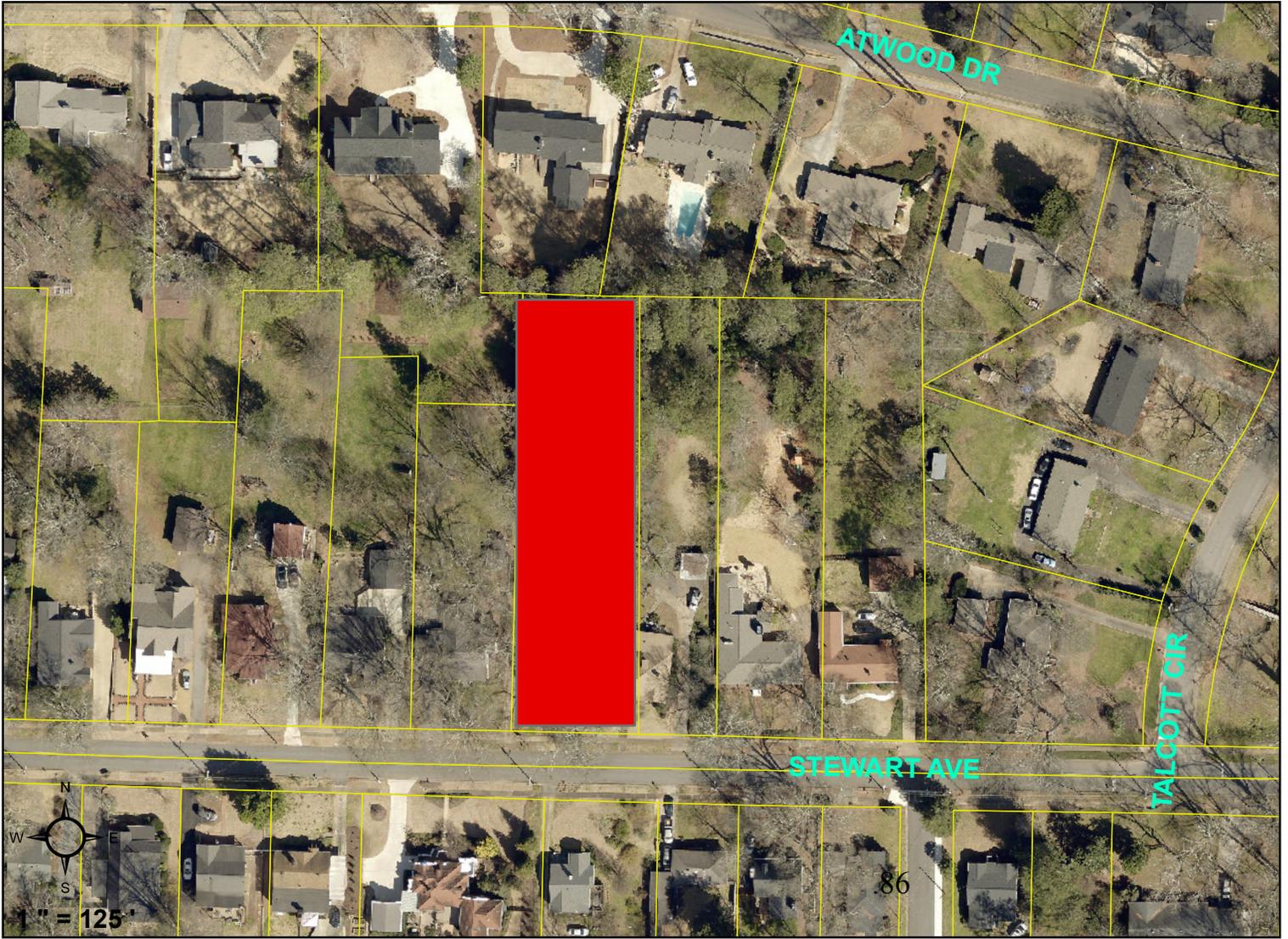


Address	Parcel Number	Acreage	Ward	Zoning	FLU
290 STEWART AVE	16114800150	0.732	4A	R3	LDR

Planning Commission Hearing Date: 01/03/2017 City Council Hearing Date: 01/11/2017 Future Land Use: LDR Case Number: Comments:	Future Land Use Symbols
<h2>City of Marietta Planning & Zoning</h2>	

Future Land Use Symbols

Aerial Map



Address	District	Land Lot	Parcel	Acreage	Ward	Current Zoning
290 Stewart Ave	16	11480	0150	0.732	4A	LDR

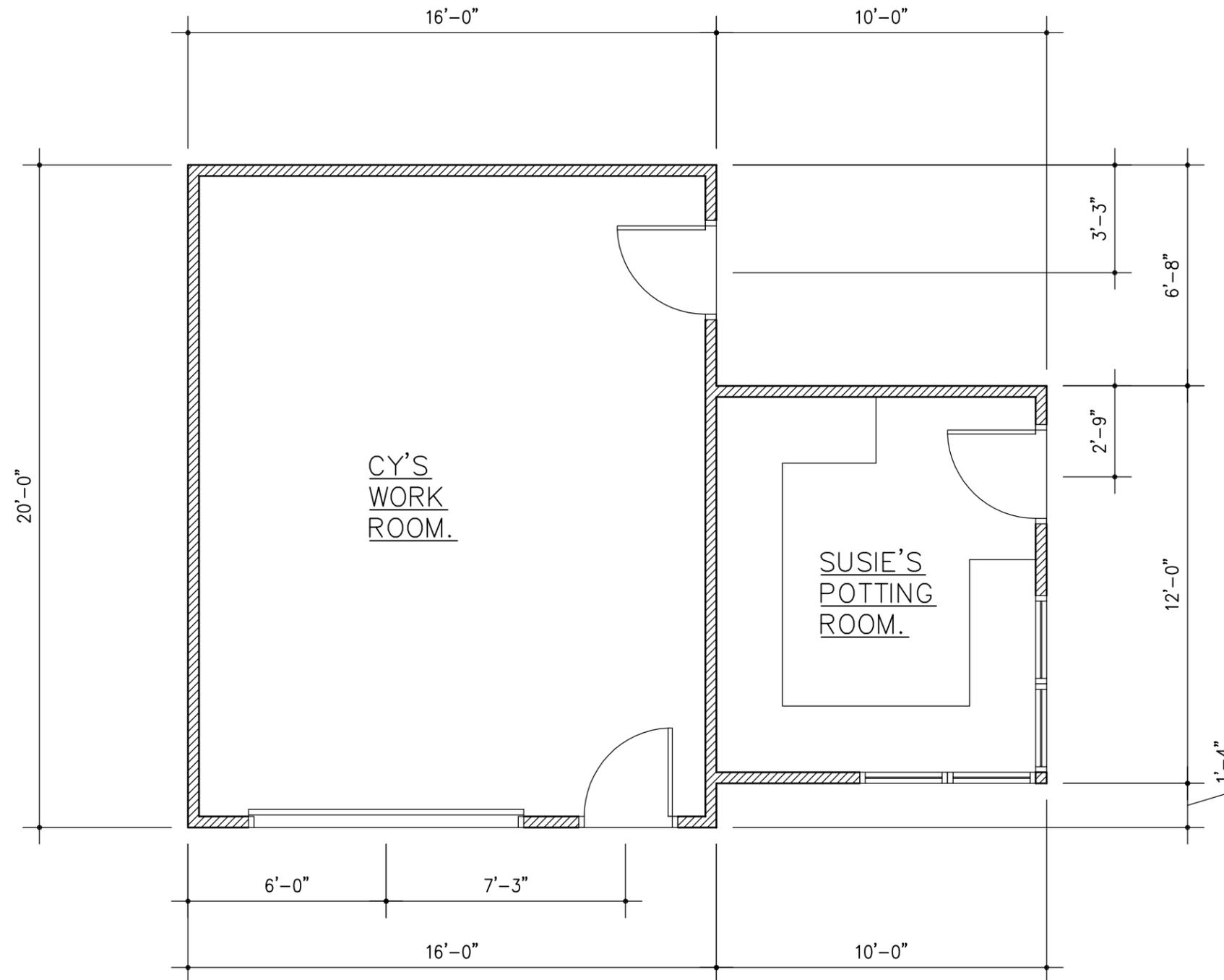
Name of Applicant/ Petitioner: Cy Hedrick	
Property Owner: Theron Welch	
Agent:	Proposed Zoning: R2
Proposed Use:	
Planning Commission Hearing Date: 1/3/2017	Case Number:
City Council Hearing Date: 1/11/2017	Z2017-04



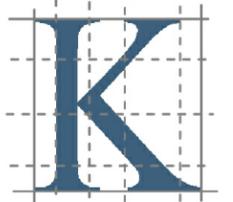
LEGEND

-  RAILROAD
-  CITY LIMITS
-  PARCELS

Planning & Zoning Department



1 FLOOR PLAN
A1.5 SCALE: 1/4" = 1'-0"



**Keystone
Structural
Engineering**

Residential & Commercial
Professional Consultants

P.O. Box 2654
Smyrna, GA 30081
(404) 483-6921

www.structuralengineerusa.com

PROJECT

**Hedrick
Garden Shed**

ADDRESS

Marietta, GA

CLIENT

Cy & Susan

DATE

02-03-2016

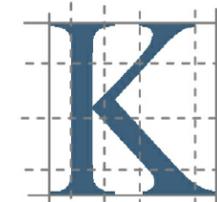
PROJECT NUMBER

14-116

SHEET NUMBER

A1.5

OF



**Keystone
Structural
Engineering**

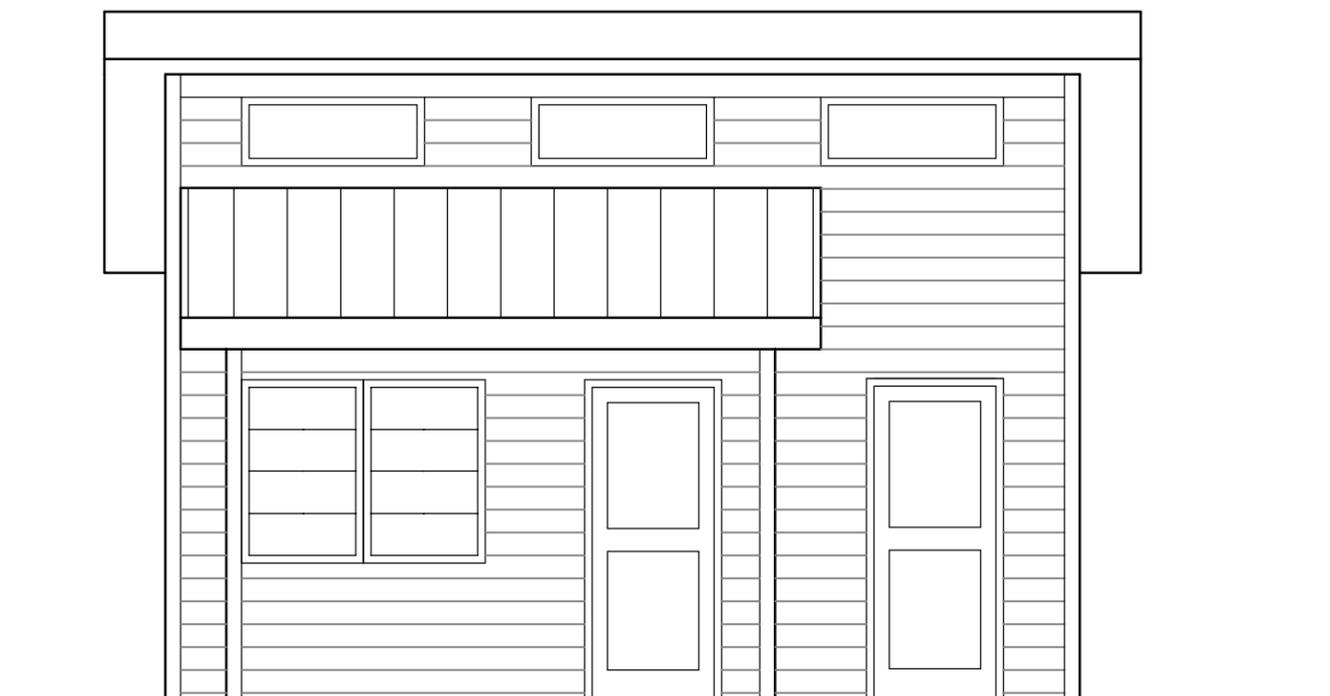
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1 FRONT ELEVATION
A2.2 SCALE: 1/4" = 1'-0"



2 SIDE ELEVATION
A2.2 SCALE: 1/4" = 1'-0"

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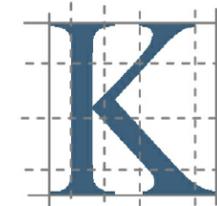
PROJECT NUMBER

14-116

SHEET NUMBER

A2.2

OF

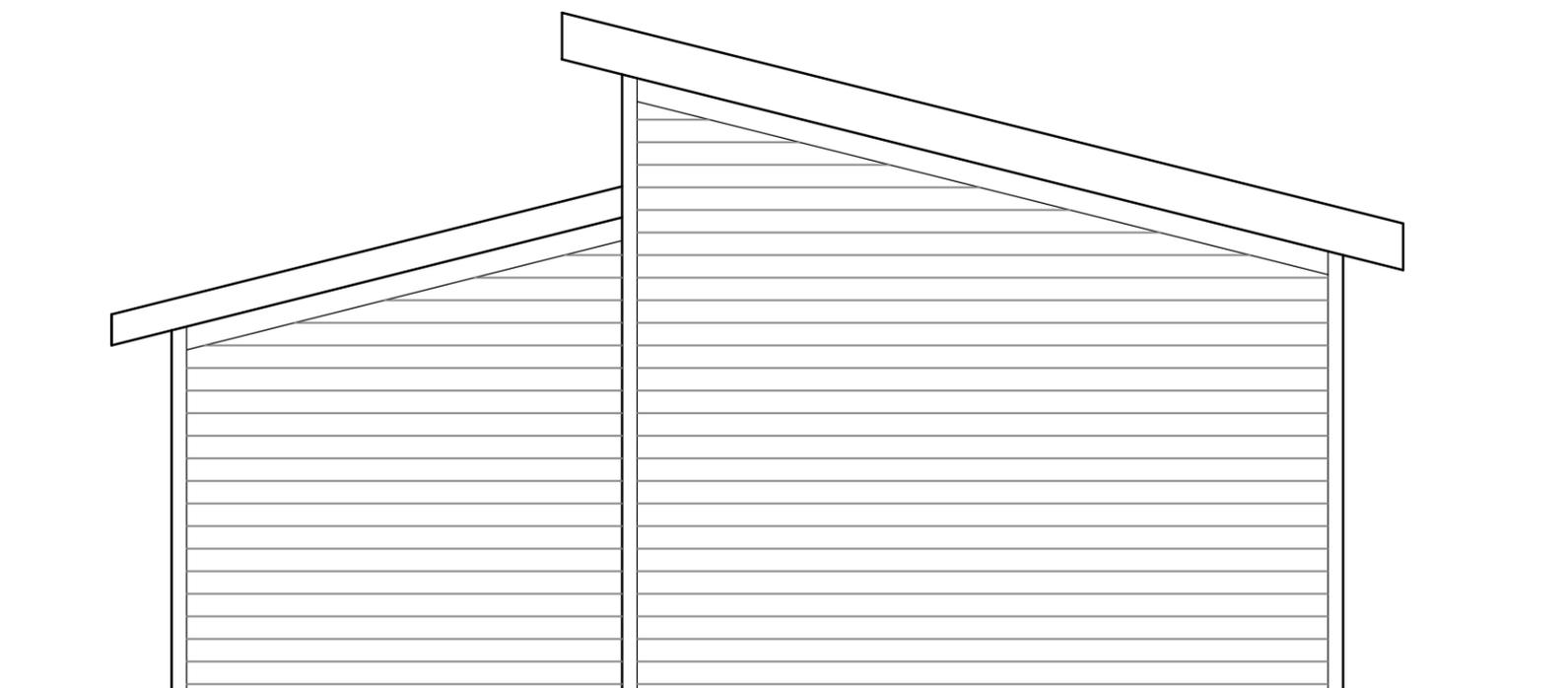


**Keystone
Structural
Engineering**

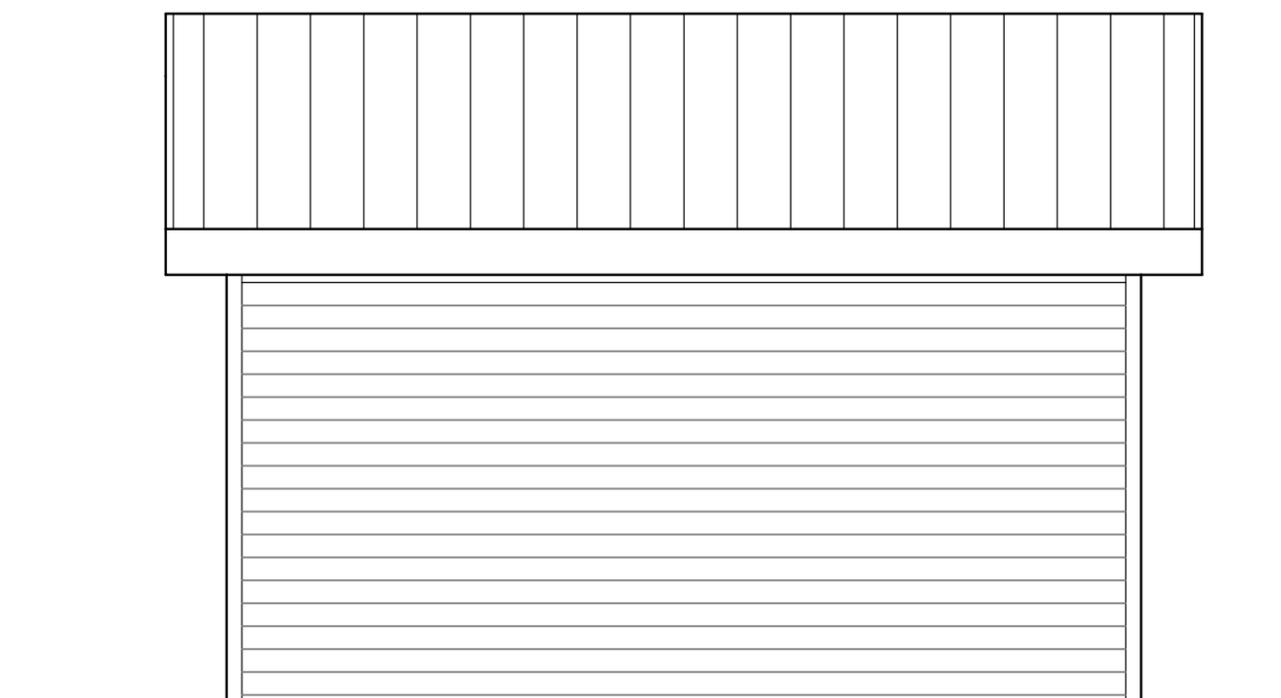
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1 REAR ELEVATION
A2.3 SCALE: 1/4" = 1'-0"



2 SIDE ELEVATION
A2.3 SCALE: 1/4" = 1'-0"

PROJECT

**Hedrick
Garden Shed**

ADDRESS

Marietta, GA

CLIENT

Cy & Susan

DATE

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SHEET NUMBER

A2.3

OF

